

# ***DOCUMENTS & WEBSITES ON AFFORDABLE HOUSING & THE RELATIONSHIP TO PROPERTY VALUES***

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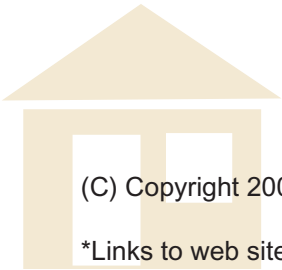
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# **Websites & Documents on Affordable Housing & Relationship to Property Values**

## **WEBSITES & WEB DOCUMENTS**

### **HOUSING'S IMPACT ON THE ECONOMY –**

Submitted to the Millennial Housing Commission / National Association of Home Builders – Washington, DC: NAHB, 2001

<http://www.mhc.gov/papers/nahb.doc>

Excerpt on property values states, “Contrary to popular perceptions, multifamily projects do not have an adverse impact on surrounding property values. Data from the AHS provide the evidence.”

### **WHY AFFORDABLE HOUSING DOES NOT LOWER PROPERTY VALUES -**

Habitat for Humanity International by Homebase/ The Center For Common Concerns, San Francisco (1996)

<http://www.habitat.org/how/propertyvalues.html>

Report includes summary of the issue plus annotated bibliography of studies where findings support the assertion.

### **THE HOUSE NEXT DOOR –**

Innovative Housing Institute by Joyce Siegel and Grier Partnership (Rev. 2001)

<http://www.inhousing.org/housenex.htm>

Web resource includes summary of findings from neighborhood surveys. Surveys include quantitative results in price behavior for Fairfax County, VA & Montgomery County, MD.

### **MYTHS AND FACTS ABOUT AFFORDABLE HOUSING -**

South Coast Livable Communities Santa Barbara, CA (2003)

<http://www.southcoastlivablecommunities.org/myths.html>

The mission of South Coast Livable Communities is to promote and support livable communities on the South Coast of Santa Barbara County through sound planning, good design, consistent implementation, and broad-based, informed public participation and civic engagement.

### **THE TRUTH ABOUT AFFORDABLE HOUSING –**

Bridge Housing Corporation by Bradley Inman (San Francisco Examiner 1993)

<http://www.bridgehousing.com/misc/truth.html>

Article includes announcement of report by U.C. Berkeley Institute of Urban & Regional Development (IURD), which discusses projects in San Francisco, San Mateo, and Alameda counties.

## **Websites & Documents on Affordable Housing & Relationship to Property Values**

**AFFORDABLE HOUSING AND ITS RELATIONSHIP TO NEIGHBORING PROPERTY VALUES** – McLean County Regional Planning Commission, Illinois (1998)

[http://www.mcplan.org/c\\_p/brochures/Aff\\_Hous-std.pdf](http://www.mcplan.org/c_p/brochures/Aff_Hous-std.pdf)

Brochure includes bibliography featuring how well designed affordable housing units benefit neighborhoods and communities without lowering property values.

**WHY AFFORDABLE HOUSING DOES NOT LOWER PROPERTY VALUES /** Non-Profit Housing Association of Northern California / San Francisco, CA: NPH (1994?)

<http://www.nonprohousing.org/actioncenter/toolbox/acceptance/affhousingpropvalues.pdf>

Tool Box issue paper for use by affordable housing advocates. Includes facts vs. common attitudes analysis and features the Habitat for Humanity International bibliography of studies on the topic (cited above).

## **REPORTS & ARTICLES**

**MYTHS AND FACTS ABOUT AFFORDABLE AND HIGH DENSITY HOUSING /** California Planning Roundtable; California Dept. of Housing and Community Development, Housing Policy Development Division – Sacramento, CA: California Planning Roundtable, 2002.

Report includes bibliographical references.

Also available full text via the World Wide Web:

<http://www.cproundtable.org/cprwww/docs/mythsnfacts.pdf>

In the past 30 years, California's housing prices have steadily outpaced its residents' incomes. Housing production hasn't kept up with job and household growth within the State. The location and type of new housing does not meet the needs of many new California households. As a result, only one in five households can afford a typical home.

**LOCKED OUT: 2002 - California's affordable housing crisis continues /** California Budget Project (CBP) -- Sacramento, CA: CBP, 2002.

Available full text via the World Wide Web:

<http://www.cbp.org/2002/LockedOut2002.pdf>

Over half the renters in the state's metropolitan areas spend more than the recommended 30 percent of their income on housing; a quarter spend more than half of their incomes for shelter. California's ongoing lack of affordable housing makes it difficult for businesses to attract and retain workers, exacerbating suburban sprawl, traffic congestion, and air pollution, and forcing low-wage workers to choose between a long commute and living in substandard housing. California's rate of homeownership has fallen to the 4th lowest in the nation.

## **Websites & Documents on Affordable Housing & Relationship to Property Values**

**FROM NIMBY TO GOOD NEIGHBORS: Recent studies reinforce that apartments are good for a community** / National Multi Housing Council (NMHC); National Apartment Association (NAA) -- Washington, DC: NMHC/NAA, 2003.

(NMHC 03-17)

Available full text via the World Wide Web:

<http://www.nmhc.org/Content/ServeFile.cfm?FileID=3765>

"Community leaders and public policy planning officials agree that the key to growing smarter is to develop more high density housing, such as apartments. Developers eager to meet these housing needs are often thwarted, however, by misguided local not-in-my-backyard (NIMBY) activists."

**DIFFERENTIAL IMPACTS OF FEDERALLY ASSISTED HOUSING PROGRAMS ON NEARBY PROPERTY VALUES: A Philadelphia case study** / Wachter, Susan M.; Lee, Chang-Moo; Culhane, Dennis P -- Washington, DC: Fannie Mae Foundation, 1999.

Housing Policy Debate – V. 10, no. 1, p. 75-93

Available full text via the World Wide Web:

[http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd\\_1001\\_lee.pdf](http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd_1001_lee.pdf)

[The authors] analysis shows modest to slightly negative impacts of public housing and Section 8 rental assistance on local property values after controlling for neighborhood characteristics. In contrast, Federal Housing Administration insured housing, Section 8 New Construction, and public housing homeownership programs have positive effects. Although the study involved just one city, Philadelphia, it challenges the common negative perception and provides interesting insights into the complicated relationship that multifamily has on its surrounding housing markets.

**EFFECTS OF FEDERALLY ASSISTED HOUSING PROGRAMS ON NEIGHBORING RESIDENTIAL PROPERTY VALUES: [A review of existing research]** / Galster, George C. -- Washington, DC: N.A.R. - National Center for Real Estate Research, 2002.

Also available via the World Wide Web:

[http://www.culma.wayne.edu/pubs/galster/NAR\\_report.pdf](http://www.culma.wayne.edu/pubs/galster/NAR_report.pdf)

Executive Summary:

[http://www.realtor.org/Research.nsf/files/galsterexsum2.pdf/\\$FILE/galsterexsum2.pdf](http://www.realtor.org/Research.nsf/files/galsterexsum2.pdf/$FILE/galsterexsum2.pdf)

There appears to be no consistent impact of federally assisted housing on nearby residential property values; impacts are contingent on context, concentration, and scale. Studies using a new research method that overcome past shortcomings demonstrate that impacts can be positive, neutral, or negative, depending on the characteristics of the neighborhood in question, the concentration of assisted housing units, and the scale of the assisted housing facility.

## **Websites & Documents on Affordable Housing & Relationship to Property Values**

### **LOW-INCOME HOUSING IN OUR BACKYARDS: What Happens to Residential Property Values? / MaRous, Michael S.**

*The Appraisal Journal* (January 1996, p. 27-33)

Low Income Housing: Selected References / Urban Land Institute:

ULI Infopacket Number 351

May be purchased via the World Wide Web:

[http://www.uli.org/Pub/Pages/d\\_search/Bookstore\\_New/getbook.cfm?order\\_number=351](http://www.uli.org/Pub/Pages/d_search/Bookstore_New/getbook.cfm?order_number=351)

### **LOW INCOME HOUSING TAX CREDIT HOUSING DEVELOPMENTS & PROPERTY VALUES / Green, Richard K.; Malpezzi, Stephen; Seah, Kiat-Ying / Center for Urban Land Economics Research -- Madison, WI: The University of Wisconsin, 2002.**

Available full text via the World Wide Web:

[http://www.wheda.com/cat\\_tca/uw\\_study.pdf](http://www.wheda.com/cat_tca/uw_study.pdf)

Executive Summary: "To this point, our results for Wisconsin are generally consistent with results in other studies: we have not been able to find evidence that Section 42 developments cause property values to deteriorate. The exception is Milwaukee County, where properties that are distant from the developments seem to appreciate more rapidly, although the magnitude of the effect is small. We have found no evidence of an impact in Waukesha and Ozaukee, and find evidence that properties in Madison near Section 42 developments appreciate more rapidly." - (p. 4).

### **RELATIONSHIPS BETWEEN AFFORDABLE HOUSING DEVELOPMENTS AND NEIGHBORING PROPERTY VALUES: An Analysis of BRIDGE Housing Corporation Developments in the San Francisco Bay Area / Cummings, Paul M. -- Berkeley: University of California, Berkeley Institute of Urban and Regional Development (IURD), 1993.**

IURD Working Paper No. 599

IURD Working Paper No. 599

Available for purchase via the World Wide Web:

<http://www-iurd.ced.berkeley.edu/srcpubs.htm>

## **MONOGRAPHS**

## **Websites & Documents on Affordable Housing & Relationship to Property Values**

**THE HOMEVOTER HYPOTHESIS: How local values influence local government taxation** / Fischel, William A -- Cambridge, MA: Harvard University Press, 2001.

Includes bibliographical references

Table of contents & purchase information at the World Wide Web:

<http://www.hup.harvard.edu/catalog/FISHOM.html>

Just as investors want the companies they hold equity in to do well, homeowners have a financial interest in the success of their communities. If neighborhood schools are good, if property taxes and crime rates are low, then the value of the homeowner's principal asset--his home--will rise. Thus, as William Fischel shows, homeowners become watchful citizens of local government, not merely to improve their quality of life, but also to counteract the risk to their largest asset, a risk that cannot be diversified.